



**Blue Earth Economic Development Authority
Board Meeting Notice & Agenda
Thursday, April 14, 2016 at 7:15 am
Official Proceedings**

Minutes:

- I. Chair Eckles called the meeting to order at the Blue Earth City Council Chambers
- II. Members Present: Bill Eckles – Chair, Bill Rosenau – Secretary/Treasurer, Kara Drake , Rick Scholtes
Members Absent: John Huisman, Daryle Pomranke, Brooke Prestegard
City Staff: Tim Ibisch – City Administrator
Chamber Staff: Cindy Lyon – Executive Director
FCDC Staff: Tim Clawson – Executive Director, Beth Moss – Assistant Director
Also Present: Chuck Hunt, Faribault County Register
- III. Approval of Agenda
 - **Stand as approved**
- IV. Approval of Minutes
 - **Motion was made by Rosenau, seconded by Scholtes to approve the minutes of the March 17, 2016 board meeting. The motion was carried unanimously.**
- V. Approval of Bills and Financials
 - **Motion was made by Scholtes, seconded by Drake to approve the bills and financials for March, 2016 as presented and as well as the invoice payment for Pat Murphy Construction, LLC in the amount of \$2,400 for awning removal. The invoice will be split proportionally between the Blue Earth EDA and Jack Heinitz of Edward Jones. The motion was carried unanimously.**
- VI. Correspondence, Budget Update and Staff Update
 - a. Correspondences
 - None
 - b. Exiting Loan/Grant Updates
 - The BE EDA holds a 2nd position on the Fly-Away loan. Currently payments are being made to First Bank Blue Earth and it is estimated that the BE EDA may begin collecting on the loan in seven years.
 - It is anticipated that in May and June there will be an influx of the Construction Mitigation Loan applications.
 - c. Chamber of Commerce Update, Cindy Lyon
 - Attended Elmore Assisted Living soft open house. It is anticipated that the official ribbon cutting ceremony will be held May 17th or 18th.
 - Toured Blue Earth with *Connect Magazine* editor Grace Webb and Marketing Manager Beth Kozita. The toured ended at Oswald Brewing where Grave interviewed John Oswald for an upcoming article in the magazine.
 - Currently the Chamber is in the process of finalizing the 2016 Visitors Guide and will coordinate with the final draft with the Faribault County Register.



- The Chamber presented their AAA award to A.B. Russ at the Faribault County Historical Society (FCHS) Omelet Feed on April 3, 2016.
- Co-hosted the Grand Opening and Ribbon Cutting ceremony with new Chamber Member Twisted Vine Floral on Friday, April 8, 2016.
- Provided an updated on the status of the Green Giant Museum and Visitor Center.
- d. City Administrator Update, Tim Ibisch
 - March and April payments were received from the new County offices at the Ag Center.
 - Financing has been approved for the Parking Lot at Ag Center
 - Cities can begin to apply for funding on April 18, 2016 through the Minnesota Housing Finance Agency (MHFA) for single family homeownership development under its Community Homeownership Impact Fund program.
- e. FCDC Update
 - Hosted the FCDC 2015 Annual Shareholder meeting on Wednesday, March 30, 2016 in which there was an election of officers and new board member Cory Milbrandt from First Bank Blue Earth.
 - Clawson attended the Economic Day at the Capital in St. Paul in which there was interesting dialogue amongst legislatures about tax credits for workforce housing and available broadband grants.
 - Met with Blue Earth Planning and Zoning to discuss zoning and land use for the proposed EDA housing project.

VII. New Business:

- a. Commercial Building Exterior Improvement Grant Applications
 - Armon Decorating – Clawson presented an application for Armon Decorating for the replacement of three windows, a new basement entry and garage demolition and replacement. There was discussion amongst the board members as to whether the demolition and replacement of the garage fit within the scope and intent of the grant program.
Motion was made by Rosenau, seconded by Drake to approve the Commercial Building Exterior Improvement Grant for up to \$6,072 for the replacement of windows and basement entry only excluding the demolition and replacement of the garage. The motion passed with Scholtes opposing.
 - United Hospital District – Clawson presented an application for United Hospital District for the removal of awning and reconstruction of the face of the building. Estimates from Patrick Murphy Construction LLC, Blagg Construction LLC and Andrew Lorenzen Construction LLC were included.
Motion was made by Scholtes, seconded by Drake to approve the Commercial Building Exterior Improvement Grant up to \$3,000.00. The motion was carried unanimously.
 - Randy & Deb Anderson – Clawson presented an application for R & D Anderson Rentals, LLC properties for Classic Cuts and H & R Block/Heartland Embroidery for the removal of awnings at both locations and a cement sidewalk to the back entrance of Classic Cuts. Estimates from Andrew Lorenzen Construction, LLC and Patrick Murphy Construction, LLC were included.
Motion was made by Scholtes, seconded by Rosenau to approve the Commercial Building Exterior Improvement Grant up to \$1,287.50. The motion was carried unanimously.



VIII. Old Business:

a. Ag Center Parking Lot Update

- Ibisch provided updated information and maps for the Ag Center Parking lot reflecting an estimated cost of \$248,940.00. Ibisch presented the option to include both the Huntington parking lot for an additional cost of \$10,940.00 which will be covered by the property owners and the phase 2 southeast corner which would cost an additional \$10,380.00 bringing the total project cost to an estimated \$270,260.00. The board discussed the pros and cons of including the additional locations and determined that it would be best to complete all areas of the project at once.
- **Motion was made by Scholtes, seconded by Drake approve the full project from north to south for roughly \$270,260.00. The motion was carried unanimously.**

b. Workforce Housing Update

- Clawson and Ibisch met with a modular home representative from Worthington, MN in which the costs associated with construction and production times to build modular homes were discussed. With the lack of adequate middle level housing options available it is essential to determine an adequate price point range that will encompass the needs of the residents as well as attract local and regional investors.

c. Golden Spike Business Park Update

- Clawson noted that there have been discussions on how to best market this area with the first priority being to add the available properties to the MLS website as it is currently unlisted on MLS.

IX. Other Business:

- None

X. Adjournment

- **Motion was made by Scholtes, seconded by Rosenau to adjourn the meeting. The motion was carried unanimously.**

Next regular meeting scheduled for May 12, 2016 at 7:15 am